



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**SEPTEMBER 28, 2005**  
**5:00 P.M.**

**ROLL CALL**  
**ALL PRESENT**

**MINUTES REVIEW AND APPROVAL**  
**ITEM 1 APPROVED, 7-0; MOTION COMMISSIONER HEITEL**  
1. September 14, 2005 (including Study Session)

**CONTINUANCES**  
**ITEMS 2 & 3 CONTINUED TO OCTOBER 19, 2005, 7-0; MOTION COMMISSIONER HEITEL**  
**ITEMS 5 (CONTINUED TO OCTOBER 26, 2005), 7, 14 & 16 (CONTINUED TO A DATE TO BE DETERMINED), 7-0; MOTION COMMISSIONER BARNETT**  
2. [6-AB-2005 \(Pinnacle Peak Place\)](#) request by owner to abandon the existing right-of-way of Happy Valley Road from Pima Road east approximately 700 feet to allow realignment of the road. Staff contact person is Tim Curtis, 480-312-4210. **Continued to October 19, 2005.**  
3. [7-AB-2005 \(Pinnacle Peak Place\)](#) request by owner to abandon the existing right-of-way of Desert Highlands Drive from Pima Road east approximately 800 feet to allow realignment of Desert Highlands Drive. Staff contact person is Tim Curtis, 480-312-4210. **Continued to October 19, 2005.**

**EXPEDITED AGENDA**  
**ITEMS 4, 6, 11 & 12 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER BARNETT**  
4. [9-UP-2005 \(Drinx\)](#) request by owner for a conditional use permit for a bar within an existing 3400 +/- square foot building located at 7330 E Stetson Drive with Central Business District/Parking District, Downtown Overlay (C-2/P-3/P-2/DO) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is John Berry, 480-385-2727.**  
5. [9-AB-2005 \(Miller Property\)](#) request by owner to abandon all General Land Office patent easements as well as future dedication for Cave Dale cul-de-sac. Staff contact person is Mac Cummins, 480-312-7059. **Applicant contact person is Ryan Cotter, 480-948-8477.**

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6. [12-ZN-2005 \(First Baptist Church Of Scottsdale\)](#) request by owner to rezone from Single Family Residential District (R1-7) to Multiple Family Residential (R-5) on a 4.23 +/- acre parcel located at 7025 E Osborn Road. Staff contact person is Mac Cummins, 480-312-7059. **Applicant contact person is John Berry, 480-385-2727.**

**REGULAR AGENDA**

7. [28-UP-2004 \(Next Bar & Nightclub\)](#) request by owner for a conditional use permit for a bar on a 5137 +/- square feet existing building located at 7111 E 5th Avenue with Central Business District Downtown Overlay (C-2 DO) zoning. Staff contact person is Mac Cummins, 480-312-7059. **Applicant contact person is Brian Ruede, 480-206-8444.**

**ITEM 8 RECOMMENDED FOR APPROVAL, 7-0; MOTION VICE CHAIRMAN STEINBERG**

8. [7-GP-2005 \(Silverstone\)](#) request by owner for a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Mixed Use Neighborhoods on 160 +/- acres located at the southeast corner of Pinnacle Peak Road & Scottsdale Road. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is John Berry, 480-385-2727.**

**ITEMS 9, 10, 11 & 12 MOVED TO EXPEDITED AGENDA**

**ITEM 9 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER BARNETT;  
COMMISSIONER SCHWARZ RECUSING**

9. [5-GP-2005 \(Camberlango Properties Inc\)](#) request by owner for a Major General Plan Amendment of the Land Use Element from Employment to Mixed-Use Neighborhoods on a 28.61 +/- acre parcel located at 15101 N Scottsdale Road (Northeast corner of Scottsdale and Butherus Roads). Staff contact person is Mac Cummins, 480-312-7059. **Applicant contact person is John Berry, 480-385-2727.**

**ITEM 10 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER HEITEL;  
COMMISSIONER SCHWARTZ RECUSING.**

10. [14-ZN-2005 \(Camberlango Properties Inc\)](#) request by owner to rezone from Industrial Park District (I-1) to Planned Regional Center (PRC) on a 28.61 +/- acre parcel located at 15101 N Scottsdale Road (Northeast corner of Scottsdale Road and Butherus Drive). Staff contact person is Mac Cummins, 480-312-7059. **Applicant contact person is John Berry, 480-385-2727.**
11. [8-GP-2005 \(Parcel M and O At Troon\)](#) request by owner for a Major General Plan Amendment of the Land Use Element from Office to Suburban Neighborhoods on a 9.5 +/- acre parcel located at 28000 N Alma School Parkway. Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is Eric Gerster, 602-390-1107.**
12. [17-ZN-2005 \(Parcel M and O at Troon\)](#) request by owner to rezone from Commercial Office, Environmentally Sensitive Lands, Hillside District (C-O ESL HD/HC) to Single Family Residential District, Environmentally Sensitive Lands (R1-7 ESL) on a 9.5 +/- acre parcel located at 28000 N Alma School Parkway. Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is Eric Gerster, 602-390-1107.**

**ITEM 13 RECOMMENDED FOR DENIAL, 4-3; MOTION COMMISSIONER SCHWARTZ;  
CHAIRMAN GULINO, COMMISSIONER HEITEL AND COMMISSIONER HESS DISSENTING**

13. [10-GP-2005 \(Equestria Villas\)](#) request by owner for a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Urban Neighborhoods on a 4 +/- acre parcel located on the south side of McDowell Mountain Ranch Road, 1/4 mile west of Thompson Peak

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Parkway (9975 E McDowell Mountain Ranch Road). Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is John Thomas, 480-948-3590.**

14. [16-ZN-2005 \(Equestria Villas\)](#) request by owner to rezone from Single Family Residential, Planned Community District, Environmentally Sensitive Lands (R1-35 PCD ESL) to Multiple Family Residential, Planned Community District, Environmentally Sensitive Lands District (R-5 PCD ESL) on a 4 +/- acre parcel located on the south side of McDowell Mountain Ranch Road, 1/4 mile west of Thompson Peak Parkway (9975 E McDowell Mountain Ranch Road). Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is John Thomas, 480-948-3590.**

**ITEM 15 RECOMMENDED FOR DENIAL, 6-1; MOTION COMMISSIONER HEITEL;  
CHAIRMAN GULINO DISSENTING**

15. [12-GP-2005 \(Winstar Pro\)](#) request by owner for a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Urban Neighborhoods on a 12 +/- acre parcel located at the southeast corner of 99th Place and McDowell Mountain Ranch Road. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is George Bell, 480-538-5474.**
16. [13-ZN-2005 \(Winstar Pro\)](#) request by owner to rezone from Single Family Residential, Planned Community District, Environmentally Sensitive Lands (R1-35 PCD ESL) to Multiple Family Residential, Planned Community District, Environmentally Sensitive Lands District (R-5 PCD ESL) on a 12 +/- acre parcel located at the southeast corner of 99th Place and McDowell Mountain Ranch Road. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is George Bell, 480-538-5474.**

**ITEM 17 RECOMMENDED FOR APPROVAL, 4-2; MOTION COMMISSIONER BARNETT;  
VICE CHAIRMAN STEINBERG AND COMMISSIONER HEITEL DISSENTING;  
COMMISSIONER HESS RECUSING**

17. [11-GP-2005 \(Windmill Pass\)](#) request by owner for a major General Plan Amendment of the Land Use Element from Suburban Neighborhoods to Office on a 7.73+/- acre parcel located on the south side of Carefree Highway, west of Scottsdale Road (6839 E Carefree Highway). Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is Sam West, 480-994-5728.**

**ITEM 18 CONTINUED TO OCTOBER 26, 2005, 6-0; MOTION COMMISSIONER SCHWARTZ;  
COMMISSIONER HESS RECUSING**

18. [20-ZN-2005 \(Windmill Pass\)](#) request by owner to rezone from Single Family Residential District Environmentally Sensitive Lands (R1-43 ESL) to Service Residential District, Environmentally Sensitive Lands (S-R ESL) on a 7.73+/- acre parcel located on the south side of Carefree Highway, west of Scottsdale Road (6839 E Carefree Highway). Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is Sam West, 480-994-5728.**

**WRITTEN COMMUNICATION**

**ADJOURNMENT APPROXIMATELY 9:20 PM**

David Gulino, Chairman  
Eric Hess  
James Heitel

Steve Steinberg, Vice Chairman  
David Barnett  
Jeffrey Schwartz

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Steven Steinke

For additional information click on the link to 'Projects in the Public Hearing Process' at:  
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.